

Dear Representative Luxenberg, Senator Moore, and members of the Housing Committee:

My name is Bethany Gugliemino. I am a resident of Westport, CT.

I am testifying in support of a rent cap and in support of SB 4, with changes to better protect tenants.

Growing up in a military family, I moved to a new state every few years for much of my life. Since settling in Connecticut in 2017, I have been able to put down roots and build a community. I have had the privilege of working for two different landmark cultural nonprofit organizations that help make our area special. I am also just one of the many cost-burdened renters in the state (approximately 52% of CT renters) who spends more than 30% of my gross monthly income on rent. Rent has skyrocketed across Connecticut, increasing an average of 20% over the last two years, and wages haven't kept up.

The possibility of being forced to move because of rising rents is always on my mind. If I were no longer able to afford my current apartment, I would most likely have to move out of the area entirely. I would no longer be able to live in the town that I contribute to through my work, and I would be uprooted from my community of close friends and neighbors. Renters like my neighbors and I deserve stability, safety, and the chance to put down roots and build a future in our state—the same kind of predictability homeowners enjoy when they have a mortgage. A strong rent cap would help give us this opportunity.

I strongly support a rent cap, but SB 4 would be stronger with the following changes:

- **The cap should be lower—I suggest 2.5 or 3%.** This tracks pre-pandemic average rent increases and would be affordable and predictable to tenants.
- **It should cover apartments in between tenants** so landlords can't push out tenants to increase the rent.
- **It should expand good cause eviction protections** to cover all tenants so they have greater stability in their homes.

Sincerely,

Bethany Gugliemino  
Westport, CT